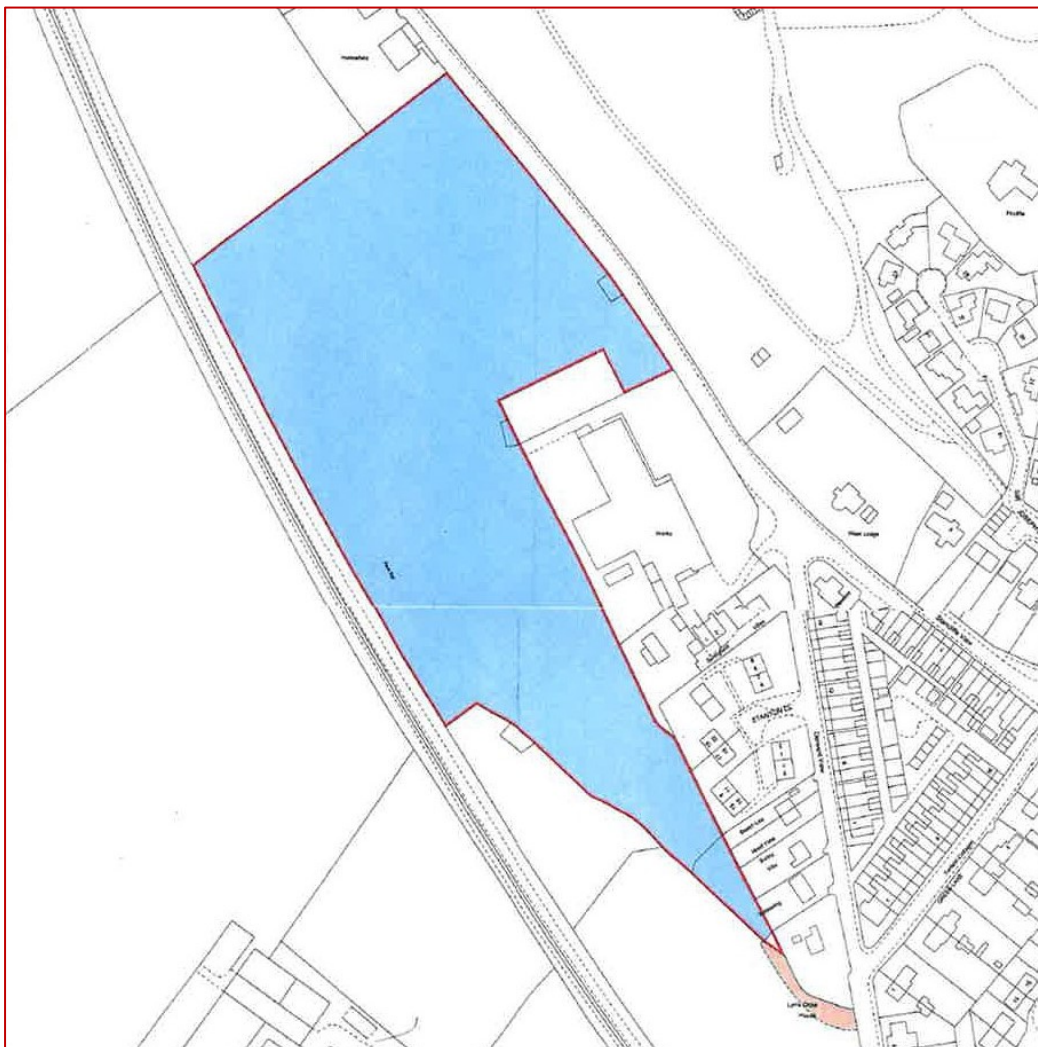


**GRAZING LAND
Off DALE ROAD NORTH
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 2GG**



Offers Over £100,000

Extending to approximately 8.75 acres, situated on the outskirts of Darley Dale, a block of good grazing land offering an excellent opportunity for the agriculturalist or equestrian purchaser.

Lying adjacent to Darley Dale's main trunk road and stretching along the Derwent Valley meadows, the land is bordered by the White Peak Rail and Cycle Trail to the southern boundary, all benefitting from views across the valley and to the slopes which rise to Stanton Moor. A right of access is enjoyed adjacent to allotment ground off Church Lane. The land is offered freehold subject to a Herbage Agreement ending 25 February 2020.



RICS **MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



TENURE – Freehold.

Note: the land is offered for sale subject to a development overage clause. In the event of future development on the land, the current sellers will be entitled to a payment equivalent to 35% of the uplift in value. The clause will be apply for a term of 35 years.

DIRECTIONS – From Matlock take the A6 north towards Darley Dale, proceeding through the centre of the village passing The Grouse public house. After a further 400m, the land is located on the left hand side as noted on the attached plan.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9663

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.